

GOOD+ ACCESS

REDBANK MOTORWAY ESTATE
REDBANK, QLD

Goodman⁺



Opportunity

Redbank Motorway Estate is Brisbane's leading industrial development and home to logistics providers TNT, DB Schenker and Northline.

Recently Rheinmetall has committed to 11.1 hectares at Redbank Motorway Estate for the new LAND400 project. This \$5.2 billion project will manufacture new tank and surveillance vehicles at the estate, and is the largest army contract ever awarded by the Australian Defence department.

Furthermore, in 2018 Australia Post also committed to 13.5 hectares at the estate for their Queensland major parcel and logistics facility. The 50,000 sqm facility will house their largest automated parcel sortation system in Australia.

The estate is strategically located within close proximity to the Ipswich Motorway providing excellent connectivity to Brisbane's motorway network and beyond.

Land is currently available for pre-lease, turnkey or land sales up to 36 hectares. Building opportunities are available from 6,000–70,000 sqm.



**DB SCHENKER'S
38,000 SQM FACILITY
AT REDBANK
MOTORWAY ESTATE**

A clever move

The Ipswich Motorway is located within one kilometre and the Logan Motorway Interchange is less than five kilometres from the estate. The recently upgraded Ipswich Motorway provides direct toll free access via an A-double (two 40 foot containers on one vehicle) and B-double approved link road.

USERS BENEFIT FROM A-DOUBLE AND B-DOUBLE ACCESS TO BRISBANE'S MOTORWAY NETWORK



CENTRALLY CONNECTED



1.5KM
to Redbank train station



2KM
to Redbank Plaza



1KM
to Ipswich Motorway



28KM
to Brisbane CBD





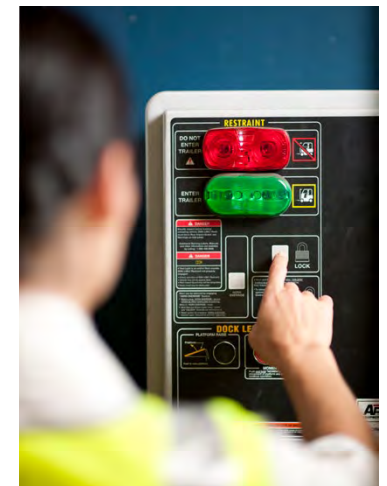
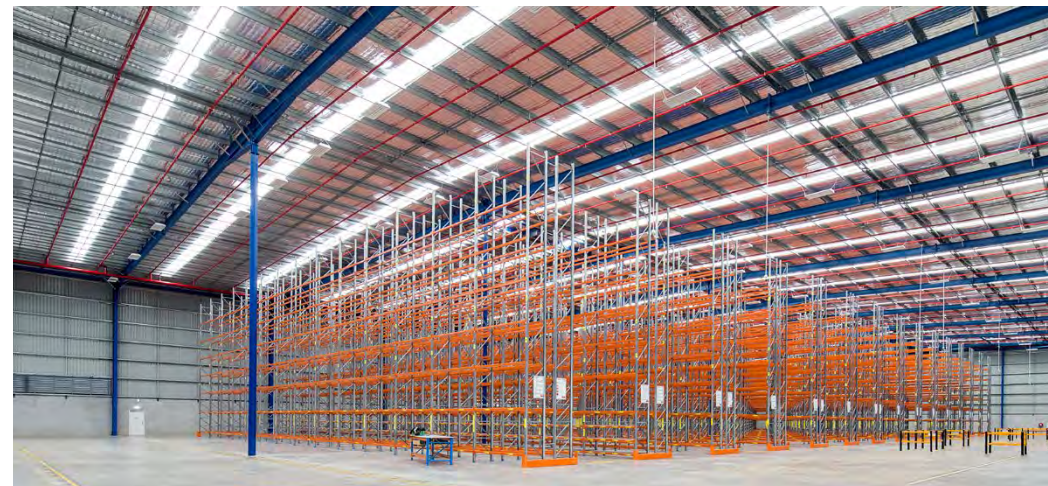
Infrastructure

The Ipswich Motorway link road including access bridge have been completed. Construction of stage one internal/external roadways, associated services and bulk earthworks have also been completed.

Zoning

Regional Business and Industry (low and medium impact) zoning permits a wide array of industrial uses, and can accommodate 24 hour, 7 days a week use (subject to council approval).

Note: DB Schenker, TNT, Tyres4U, Zenexus, Northline and Australia Post are all approved for 24 hour, 7 days a week operations.







1KM
Ipswich
Motorway

ROAD

The estate is strategically positioned on the national road network, with connections to the Ipswich (1km from the Estate) and Logan Motorways, Cunningham/Warrego Highways and the Centenary, Gateway and M1 Motorways.



TRAIN

Redbank train station has regular services arriving and departing approximately every 6 minutes in peak hour to Brisbane City, surrounding suburbs and beyond. Services include:

- + **Rosewood train** – Caboolture to Rosewood via Brisbane City
- + **Caboolture train** – Ipswich via Brisbane City
- + **Ipswich train** – Caboolture via Brisbane City to Ipswich
- + **Nambour train** – Nambour via Brisbane City to Ipswich
- + **Doomben train** – Ipswich via Brisbane City
- + **Redcliffe Peninsula train** – Ipswich via Brisbane City
- + **Springfield Central** is also easily accessible on the Caboolture line via Darra station to the Springfield line.



**TRAIN
STATION**

Adjacent to
the estate





**BUS
STOP**

Adjacent to
the estate

BUS

- + **Route 500** provides services between Goodna, Redbank, Riverview, Booval, Ipswich and Riverlink
- + **Route 525** provides services between Redbank Plaza, Collingwood Park and Redbank Station (loop)
- + **Route 526** provides services between Redbank, Redbank Plains, Augustine Heights and Springfield.

Redbank Motorway Estate has two existing bus shelters for future bus services.

For more public transport information visit [Translink](#).

REDBANK MOTORWAY ESTATE IS IDEALLY LOCATED IN THE THRIVING SOUTH EAST LOCATION OF IPSWICH, BENEFITING FROM EXCELLENT ROAD, RAIL AND PUBLIC TRANSPORT CONNECTIVITY



FITNESS

- + **Freedom Health and Fitness** – 9/59 Brisbane Road, Redbank
- + **Just Sports n’ Fitness** – 1 Chalk Street, Redbank
- + **Anytime Fitness** – Intersection of Jones & Redbank Plains Road, Redbank Plains



SHOPPING

- + **Redbank Plaza** – (Kmart, Big W, Optus, Vodafone, Australia Post, Aldi) 1 Collingwood Drive, Redbank
- + **Town Square Redbank Plains Shopping Centre** – (Woolworths, Aldi, Target, Australia Post, DAISO) 357/403 Redbank Plains Road, Redbank Plains
- + **Orion Springfield Central** – (Event Cinema, JB HI-FI, Coles, Aldi, NAB, CBA, ANZ, Westpac, Suncorp) 1 Main Street, Springfield

FOOD+HOTELS

- + **McDonald’s** – Shop 219 Level 2, Redbank Plaza
- + **KFC** – 1 Collingwood Drive, Redbank
- + **Boost Juice** – Shop K2.5 Level 2, Redbank Plaza
- + **Coffee Club** – Shop K12 Level 2, Redbank Plaza
- + **Nando’s** – 357/381 Redbank Plains Road, Redbank Plains
- + **Subway** – 494 Redbank Plains Road, Redbank Plains
- + **Sushi 79** – 357/381 Redbank Plains Road, Redbank Plains
- + **Pho Express** – 357/381 Redbank Plains Road, Redbank Plains
- + **Food Industry Café** – 59 Brisbane Road, Redbank
- + **The Commercial Hotel** – 72 Brisbane Road, Redbank
- + **Kerwick Hotel** – 1 Kerwick Street, Redbank



ON-SITE CAFÉ

Upon the next customer commitment at Redbank Motorway Estate, Goodman intends to lease the estate café.



CHILDCARE

Redbank

- + **Montessori Pathways** – 47-49 Brisbane Road, Redbank
- + **Rising Stars** – 11 Collingwood Drive, Redbank
- + **Goodstart Early Learning** – 112-114 Eagle Street, Redbank Plains

Springfield

- + **The Lakes Early Learning & Child Care Centre** – 3 Spring Avenue, Springfield Lakes
- + **Kindy Patch** – 37 Sinnathamby Boulevard, Springfield
- + **Guardian Early Learning Centre** – 51 Barry Alexander Drive, Springfield

Why Redbank Motorway Estate?

Over \$6.5 billion of motorway upgrades have been completed in the last 5 years making Redbank connected like no other location in Queensland.

Motorways

- + The \$5.05 billion Ipswich Motorway (1 kilometre from Redbank Motorway Estate) and Centenary Motorway upgrades providing access to the Brisbane CBD (toll free via the Ipswich motorway) and Brisbane's Northern suburbs
- + \$1.50 billion Legacy Way tunnel linking with the Centenary Motorway, providing further direct access to Brisbane Airport and the Brisbane northern metropolitan area.

Existing customers at the Estate

TNT

- + Selected Redbank as the preferred location for its regional headquarters and Queensland parcel distribution centre due to its outstanding transport links
- + Fully automated sortation system capable of sorting 15,000 parcels per hour.

DB Schenker

- + 1 hour saving on overnight Sydney to Brisbane shuttle compared to their previous Brisbane Airport location
- + Receives over 5,000 containers (TEU's) per annum using A-double (2x 40ft containers one the one vehicle) vehicles providing significant transport savings on container movements to and from the Port
- + Procurement to all Queensland and Northern NSW Officeworks stores.

Officeworks (via DB Schenker)

- + Order any one of 17,000 products stored at Redbank before 11.30am and have them picked, packed and delivered, same day, anywhere in the Brisbane Metro or Gold Coast areas.



Modern space

- + Pre-lease and turn key development opportunities from 6,000–70,000 sqm
- + Land for sale – 15,000–363,900 sqm
- + Buildings may be delivered within 12 months
- + Land and buildings designed to specific user requirements
- + NBN, Telstra and Optus fibre services available to the estate
- + Fully serviced and benched industrial land ready for building construction (subject to council approvals).



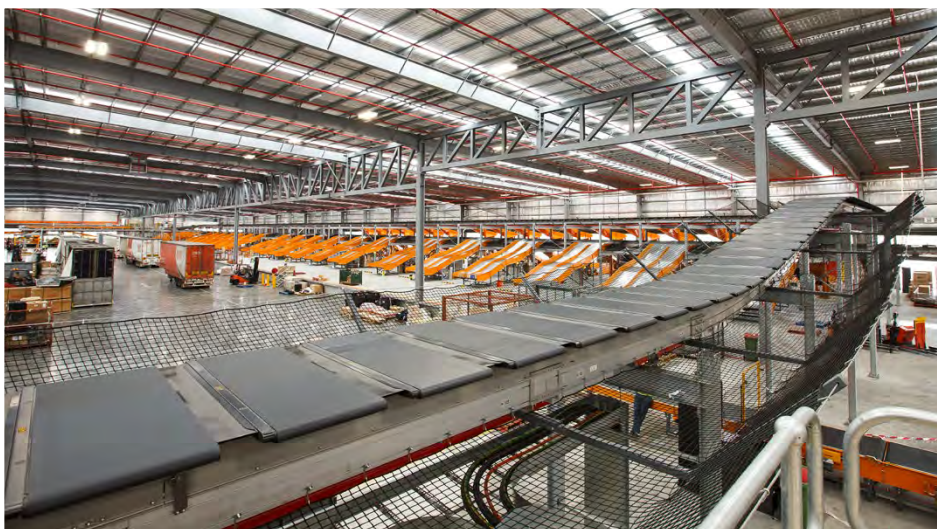
JOIN AUSTRALIA POST, DB SCHENKER, NORTHLINE, TNT, & TYRES4U AT THIS LEADING INDUSTRIAL ESTATE



**BUILDINGS MAY
BE ADAPTED
TO SUIT YOUR
SPECIFIC
REQUIREMENTS**



■ For lease



**TNT'S NEW FACILITY INCORPORATES
AN AUTOMATED SORTING SYSTEM
WITH THE CAPACITY TO MOVE UP TO
15,000 PARCELS AN HOUR**



SAFETY AT WORK

Goodman has a global platform informing our safety policy. Our approach is well considered and based on an evolving set of design principals established from years of experience and leveraging industry wide lessons learned.



Safety in Design

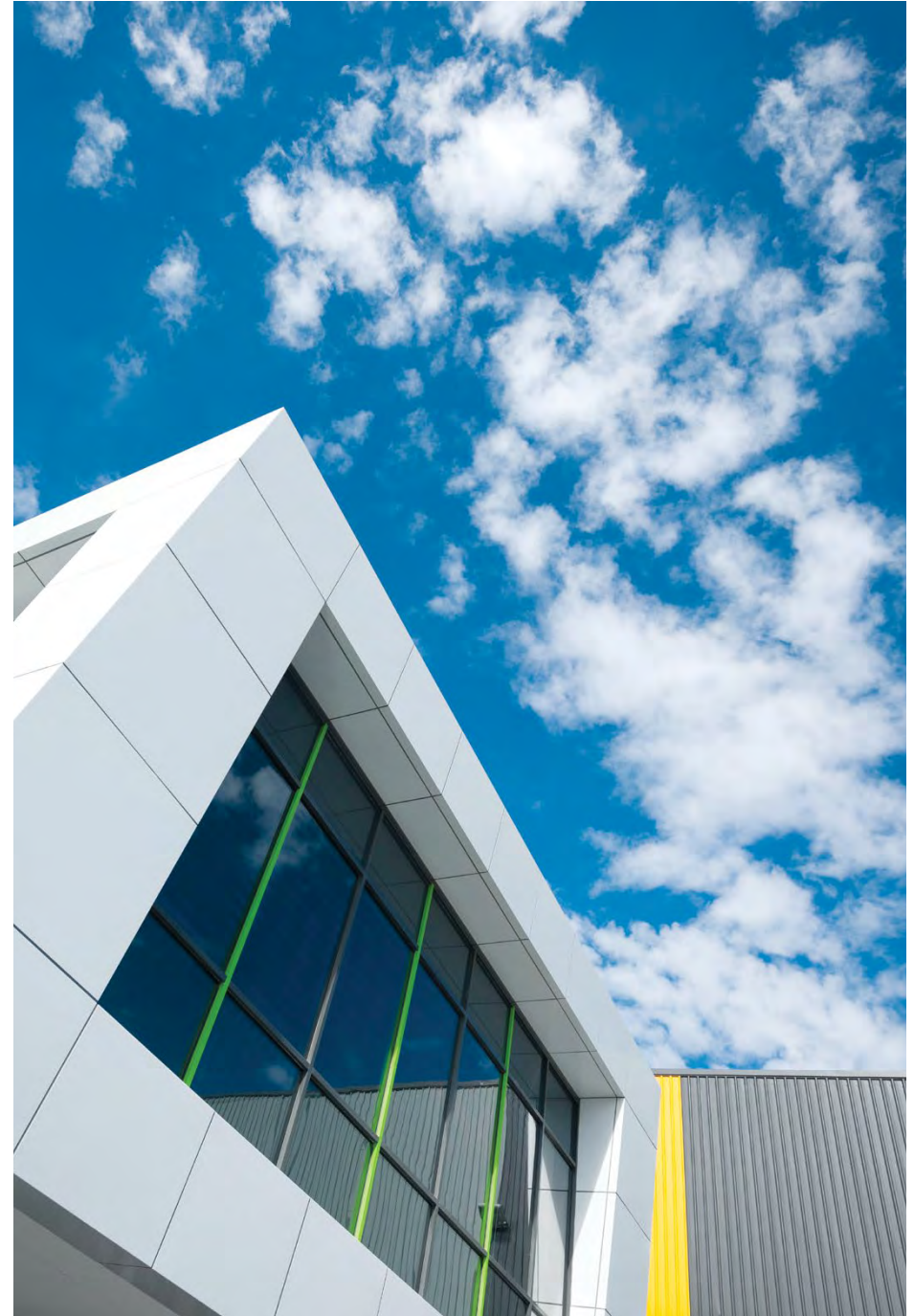
- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in Construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Routine safety audits.

Safety in Occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent property management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.



OWN+DEVELOP+MANAGE

With total assets of A\$38.3 billion and 366 properties under management, Goodman is one of the largest listed industrial property groups in the world. We are building value in property and fund management with innovative new developments, business models and investment offerings.

Our integrated own+develop+manage customer service offering is at the heart of everything we do. This approach allows us to build a comprehensive understanding of customer needs, resulting in long-term relationships, superior investment returns and developments that meet organisations' individual requirements.

With approximately 1,000 professionals working in 29 offices across 17 countries, Goodman has the global reach to meet our customers' changing needs.

**GOODMAN IS
ONE OF THE
LARGEST LISTED
INDUSTRIAL
PROPERTY
GROUPS
GLOBALLY**

We invest in business parks, office parks, industrial estates, warehouses and distribution centres. We offer a range of listed and unlisted property funds, giving investors access to our specialist services and property.

\$38.3bn

total assets under management

1,600+

business space customer base (approx.)

17.3m

sqm of business space under management

366

business space properties under management

17

total number of countries operating in

\$3.6bn

development work in progress

1,000

dedicated property professionals (approx.)

29

offices worldwide

ESD initiatives

Environmental sustainability is an important consideration for Goodman and our customers.

In Australia Goodman has successfully delivered a number of innovative developments that incorporate Ecologically Sustainable Design (ESD) initiatives. Goodman is the platinum sponsor of the Green Star Industrial Pilot tool.

At Goodman we work closely with customers to integrate ESD principles into our developments. The following initiatives will be incorporated within the development.

- + Implementation of rainwater harvesting (rainwater tanks) for re-use
- + LED lighting to the warehouse with zoned PE sensors
- + Movement sensor lighting in the office areas
- + Translucent sheeting to enhance natural light without increased heat load
- + Native plants and drip irrigation landscaping
- + Solar heated hot water
- + Test fire water re-use.

AT GOODMAN WE
WORK CLOSELY
WITH CUSTOMERS
TO INTEGRATE
ESD PRINCIPLES
INTO OUR
DEVELOPMENTS



Service

To ensure our customers receive the best possible service, all of our estates have in-house property services teams that attend to customers' operational needs and ensure maintenance and presentation standards are exceptional.

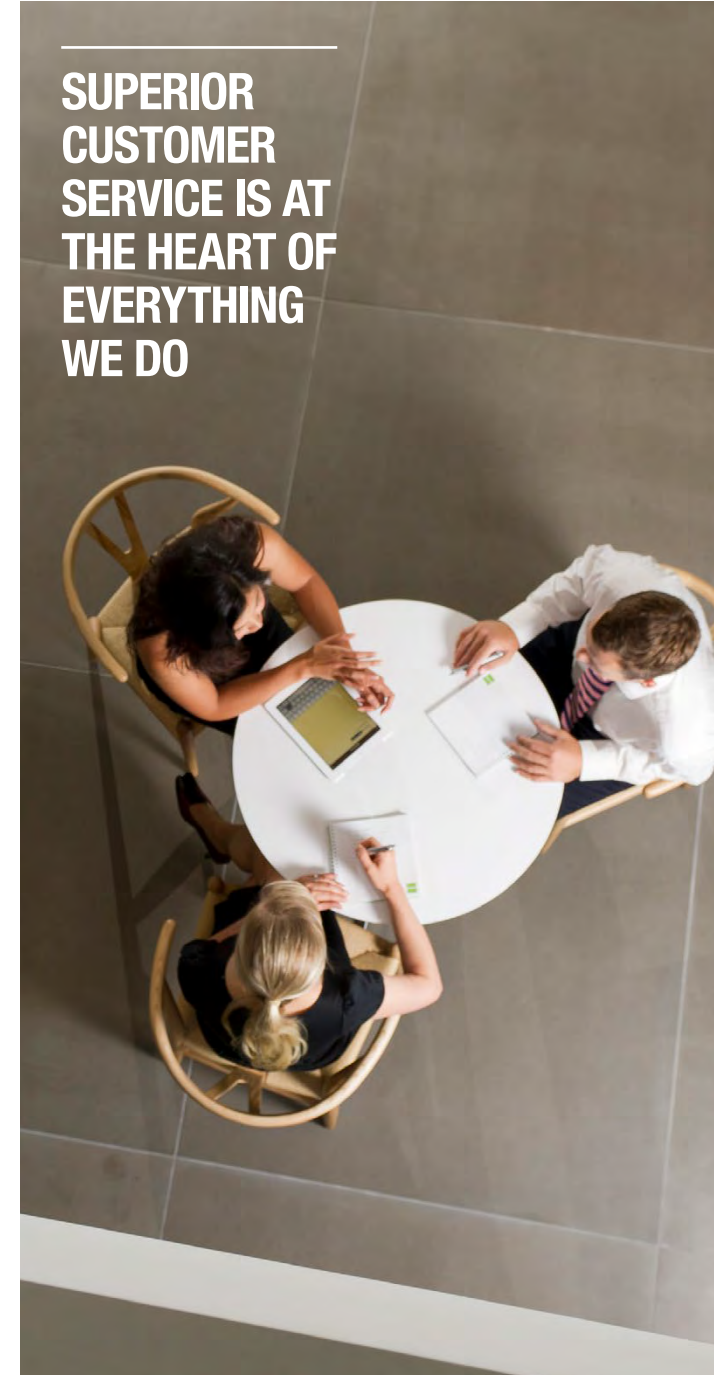


Manage

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss any lease queries, invoicing issues or modifications to tenancies.



**SUPERIOR
CUSTOMER
SERVICE IS AT
THE HEART OF
EVERYTHING
WE DO**



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